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FISERV  
PO BOX 2590  
CHICAGO, IL. 60690

Document Title (s): DEED OF TRUST

Grantor (s): MICHAEL J GANTNER AND LONA J MAGUIRE

Grantee (s): KEYBANK NATIONAL ASSOCIATION

Trustee: FIRST AMERICAN TITLE INS. COMP

Legal Description: LOT 1, M GANTNER S/P BK 3/PG 269

Assessor's Property Tax Parcel or Account Number: 04072630010100

Reference Numbers of Documents Assigned or Released:



GANTNER, MICHAEL J

After Recording Return To:

KeyBank National Association  
FISERV - Policy Dept  
P. O. Box 16430  
Boise, ID 83715

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## SHORT FORM DEED OF TRUST

### DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 02/10/10, in Book/Volume \_\_\_\_\_ at Page(s) \_\_\_\_\_ or Recording No. 2010174874, for land situate in the County of SKAMANIA

"Borrower" is

MICHAEL J. GANTNER, MARRIED  
LONA J. MAGUIRE, MARRIED

The Borrower's address is 131 DONKEY MEADOW  
CARSON, WA 98610

Borrower is the trustor or Grantor under this Security Instrument.

"Lender" is KeyBank National Association

4910 Tiedeman Road, Suite B, Brooklyn, OH 44144. Lender

is the beneficiary or Grantee under this Security Instrument.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property," which includes the real property located at:

131 DONKEY MEADOW CARSON, WA 98610

("Property Address"), which is also located in [include lot, block, plat name, section-township-range, as appropriate]:

the County of SKAMANIA, in the State of Washington

LOT 1, M GANTNER S/P BK 3/PG 269

and as may be more fully described in Schedule A (see, Page 4). The Assessor's Tax Parcel or Account Number for this property is: 04072630010100

"Security Instrument" means this document, which is dated 06/23/10, together with all Riders to this document.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument.

"Trustee" is

FIRST AMERICAN TITLE INSURANCE COMPANY  
2101 FOURTH AVE SUITE 800  
SEATTLE, WA 98121

"Debt Instrument" means the promissory note signed by Borrower and dated 06/23/10. The Debt Instrument states that Borrower owes Lender U.S. \$ 22,802.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 07/14/2022

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Debt Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described Property located at at the address provided above.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

#### INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 24 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

BORROWER:

MICHAEL J. GANTNER

BORROWER:

LONA J. MAGUIRE

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

STATE OF WASHINGTON

CITY/COUNTY OF Skamania

I certify that I know or have satisfactory evidence that Michael J. Gantner

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 23, 2010

Christopher K. Angel  
Notary Public

Notary  
Title

My Appointment expires: June 10, 2012

STATE OF WASHINGTON

CITY/COUNTY OF Skamania

I certify that I know or have satisfactory evidence that Lena J. Maguire

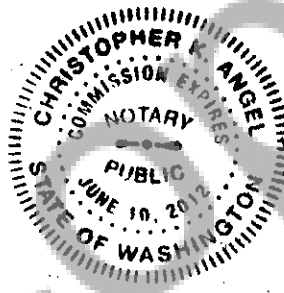
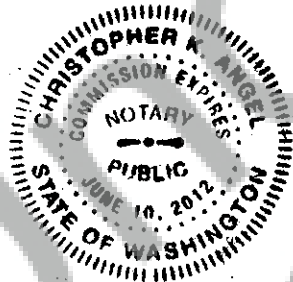
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: June 23, 2010

Christopher K. Angel  
Notary Public

Notary  
Title

My Appointment expires: June 10, 2012



THIS INSTRUMENT PREPARED BY: KeyBank National Association / David G. Fisher

**Schedule A**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA  
STATE OF WASHINGTON LOT 1 OF M GANTNER SHORT PLAT - BOOK 3 PAGE 269 NE 1/4  
SW 1/4 SEC. 26 TOWNSHIP 4 NORTH, RANGE 7 EAST, W.M. ABBRV LEGAL LOT 1, M  
GANTNER S/P BK 3/PG 269 PARCEL ID 040 72630010100

**Schedule B**

BORROWER AND LENDER REQUEST THE HOLDER OF ANY MORTGAGE, DEED OF TRUST OR  
OTHER ENCUMBRANCE WITH A LIEN WHICH HAS PRIORITY OVER THIS MORTGAGE TO GIVE  
NOTICE TO LENDER, AT LENDER'S ADDRESS SET FORTH ON PAGE ONE OF THIS  
MORTGAGE, OF ANY DEFAULT UNDER THE SUPERIOR ENCUMBRANCE AND OF ANY SALE OR  
OTHER FORECLOSURE ACTION.

Reference Number: 101551411590C